



BASALT CREEK CONCEPT PLAN

Attachment 14: Basalt Creek Concept Plan
Planning Commission
Resolution LP18-0005
(approved 7.11.2018)

**PLANNING COMMISSION
RESOLUTION NO. LP18-0005**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING THE
WILSONVILLE CITY COUNCIL ADOPT THE BASALT CREEK CONCEPT PLAN
FOR THE BASALT CREEK PLANNING AREA.**

WHEREAS, the Planning Commission of the City of Wilsonville (“City”) has the authority to review and make recommendations to the City Council regarding legislative changes to, or adoption of new elements and sub-elements of, the Comprehensive Plan pursuant to Sections 2.322 and 4.032 of the Wilsonville Code (“WC”); and

WHEREAS, the proposed Basalt Creek Concept Plan as adopted will become a supporting document to the City’s Comprehensive Plan; and

WHEREAS, the Planning Director submitted a proposed Resolution to the Planning Commission, along with a Staff Report and Findings, in accordance with the public hearing and notice procedures that are set forth in WC 4.008 and 4.012; and

WHEREAS, in 2004 the Metro Council added two areas located generally between the cities of Wilsonville and Tualatin to the Urban Growth Boundary (UGB) to meet a regional industrial lands need through Metro Ordinance No. 04-1040B; and

WHEREAS, the above-described areas are known as the Basalt Creek and West Railroad Planning Areas which are generally referred to as the “Basalt Creek Planning Area”; and

WHEREAS, in 2011, the City of Wilsonville approved Resolution No. 2293 authorizing an Intergovernmental Agreement (“2011 IGA”) with Metro, Washington County, and the City of Tualatin (the “Parties”) to engage in concept planning for the Basalt Creek Planning Area; and

WHEREAS, the above Parties agreed to memorialize and endorse the recommendations and results of the 2013 Basalt Creek Transportation Refinement Plan, and, in 2013, the City of Wilsonville approved Resolution No. 2435 acknowledging the Basalt Creek Transportation Refinement Plan; and

WHEREAS, from October 2013 through October 2016, the Wilsonville and Tualatin City Councils held five joint Council work sessions considering several boundary and land use alternatives for the Basalt Creek Planning Area; and

WHEREAS, over that same time period, two public workshops were held and the Wilsonville and Tualatin Planning Commissions and City Councils convened several work sessions to discuss and take public testimony; and

WHEREAS, the City of Wilsonville approved Resolution No. 2657 authorizing an Intergovernmental Agreement (“2017 IGA”) with Metro, Washington County, and the City of Tualatin to ask Metro to make a decision on the designation of the land use for an area within the Basalt Creek Planning Area that consists of approximately 52 acres of developable land, commonly referred to as the “Central Subarea;” and

WHEREAS, in the 2017 IGA, the City agreed to pass a resolution adopting a concept plan, reflecting the Metro decision, within 120 days after the date Metro’s decision becomes final and effective, and to adopt an ordinance amending the City’s Comprehensive Plan within one year after the Metro decision; and

WHEREAS, Metro made its decision on April 19, 2018 in accordance with the 2017 IGA and adopted Resolution 18-4885 on May 3, 2018 acknowledging that decision and beginning the 120-day time period requiring the City to adopt the Basalt Creek Concept Plan; and

WHEREAS, the Planning Commission, after public hearing notices were provided to 198 property owners and to a list of interested agencies, emailed to 400 people, and posted in three locations throughout the City and on the City’s website, held a public hearing on July 11, 2018 to review the proposed Basalt Creek Concept Plan, and to gather additional testimony and evidence regarding the proposed Basalt Creek Concept Plan; and

WHEREAS, the Planning Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the Planning Staff Report (attached hereto as Exhibit A) and its Attachments, as presented at the July 11, 2018 public hearing, including the findings and recommendations contained therein and does hereby recommend that the Wilsonville City Council adopt the

proposed Basalt Creek Concept Plan as approved on July 11, 2018 by the Planning Commission;
and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting
thereof this 11th day of July, 2018, and filed with the Planning Administrative Assistant on

July 12, 2018.

Jerry Greenfield
Wilsonville Planning Commission

Attest:

Shelley White for
Tami Bergeron, Administrative Assistant III

Chair Jerry Greenfield:	<u>Y</u>
Commissioner Eric Postma:	<u>Y</u>
Commissioner Peter Hurley:	<u>Y</u>
Commissioner Ron Heberlein:	<u>Y</u>
Commissioner Kamran Mesbah:	<u>Y</u>
Commissioner Phyllis Milan:	<u>Y</u>
Commissioner Simon Springall:	<u>ABSENT</u>



PLANNING COMMISSION STAFF REPORT

Meeting Date: July 11, 2018		Subject: Adoption of the Basalt Creek Concept Plan	
		Staff Member: Miranda Bateschell	
		Department: Community Development Department	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: 7/11/18 <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments: The Planning Commission action is in the form of a recommendation to the City Council.	
Staff Recommendation: Staff recommends the Planning Commission conduct the public hearing, and when complete, forward a recommendation of approval to the City Council.			
Recommended Language for Motion: I move the Planning Commission adopt LP18-0005 recommending approval of the Basalt Creek Concept Plan.			
Project / Issue Relates To: <i>[Identify which goal(s), master plans(s) your issue relates to.]</i>			
<input checked="" type="checkbox"/> Council Goals/Priorities Basalt Creek Concept Plan		<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COMMISSION:

The Commission will conduct a public hearing to consider the Basalt Creek Concept Plan for adoption. The draft plan before the Commission reflects several years of planning efforts. In 2004, Metro added the Basalt Creek Planning Area to the region’s Urban Growth Boundary (UGB) in order to accommodate growth in industrial employment. The area consists of approximately 847 acres, located west of I-5 between the cities of Tualatin and Wilsonville, known as the Basalt Creek and West Railroad Areas and generally referred to as the “Basalt

Creek Planning Area.” In 2011, the two cities, Metro, and Washington County entered into an Inter-Governmental Agreement (IGA) that outlines the requirements and responsibilities of the parties regarding their coordinated efforts related to the Basalt Creek Planning Area. The project team has led a lengthy process, working with property owners, citizens, service providers, regional partners, and both Cities’ Planning Commissions and City Councils, to complete transportation and land use planning for the Basalt Creek Planning Area. The Basalt Creek Concept Plan captures this process, key considerations and guiding principles, and a unified framework for future development in the Basalt Creek Planning Area (Attachment A).

EXECUTIVE SUMMARY:

Since 2011, the Cities of Wilsonville and Tualatin, Washington County, and Metro have been working together to implement an Intergovernmental Agreement (IGA) to concept plan the Basalt Creek Planning Area. In 2013, the Basalt Creek Transportation Refinement Plan (TRP) was finalized and adopted. In 2014, planning began on the Basalt Creek Concept Plan. After five joint Council work sessions and two Public Open Houses, a preferred Basalt Creek Land Use Concept Plan was completed in September 2016.

On February 13, 2017, the Tualatin City Council, at a work session, provided Tualatin city staff with direction to modify the Basalt Creek Land Use Concept Plan to show the Basalt Creek “Central Subarea” as residential. On March 20, 2017, Wilsonville City Council expressed concern over the residential designation and commissioned a development feasibility analysis for the Central Subarea to determine what types of employment uses, if any, would be achievable. At the Wilsonville City Council work session on May 1, City staff and KPFF Consulting Engineers presented the completed Basalt Creek Concept Plan Feasibility Study with three different schemes for employment development. With concerns for placing residential uses in the middle of the employment area and confidence employment could be achieved in the Central Subarea, Wilsonville City Council remained committed to the area providing employment opportunities.

On June 24, Wilsonville City staff and KPFF Consulting Engineers presented at the Tualatin City Council work session the completed Basalt Creek Concept Plan Feasibility Study. In addition, Mayor Knapp conveyed during public comment at the Tualatin City Council meeting a summary of the Wilsonville City Council’s concerns and position regarding employment in the Basalt Creek Concept planning area.

On September 14, representatives from Wilsonville, Tualatin, and Washington County met to discuss options for finalizing the Basalt Creek Concept Plan. The parties reached agreement to have Metro review the record of information pertaining to the Central Subarea submitted by the two cities and determine the appropriate land use designation for the Central Subarea, thereby enabling completion of the Concept Plan. As part of the Inter-governmental Agreement outlining this decision-making process, the cities agreed to adopt by resolution the Basalt Creek Concept Plan within 120 days, and comprehensive plan amendments within one year, of Metro’s decision.

On May 3, 2018, the Metro Council adopted Resolution 18-4885 resolving the dispute - determining the Central Subarea should remain designated for employment uses on the Basalt Creek Concept Plan map – and starting the 120-day adoption period. As such, the two cities have

prepared the attached Concept Plan using the draft Basalt Creek Land Use Concept Map completed in September 2016. Landowners in the Central Subarea have submitted a notice of intent to appeal Metro's decision to the Land Use Board of Appeals.

The purpose of the Basalt Creek Concept Plan is to establish the overall vision for the area and guide future land use and transportation decisions. It sets the framework for future development and outlines an implementation strategy for future provision of urban services (water, sanitary sewer, and storm water systems), public services (such as transit, parks, and open space), and protection of natural and cultural resources. To accomplish this, the plan:

- Establishes a vision for urbanization of the Basalt Creek area that will meet local and regional goals,
- Coordinates future land use, transportation and infrastructure investments between Tualatin, Wilsonville, and Washington County,
- Establishes a new jurisdictional boundary between Tualatin and Wilsonville (to determine which parts of the planning area may be annexed into and served by each city, contingent upon development),
- Identifies preferred land uses across the area,
- Recommends high-level designs for transportation and infrastructure systems to support future development consistent with local, regional and state goals, and
- Sets specific action items and implementation measures.

EXPECTED RESULTS:

Adoption of the Basalt Creek Concept Plan will set the stage for the next great business district in Wilsonville.

TIMELINE:

The Planning Commission is scheduled to hold the first public hearing on the Basalt Creek Concept Plan on July 11, 2018. A Council hearing date has been set for August 6 to consider adoption of the Basalt Creek Concept Plan.

Tualatin City Council meetings are scheduled for July 23 and August 13, 2018, to adopt the Basalt Creek Concept Plan. Once adopted, staff will initiate the Urban Planning Area Agreement (UPAA) amendment process with Washington County. Staff anticipate finalizing the UPAA process and Comprehensive Plan Amendments by spring 2019.

CURRENT YEAR BUDGET IMPACTS:

The City of Tualatin received approximately \$350K from Metro's Construction Excise Tax (CET) grant program to perform concept planning. The current scope of work and budget with the consultant and as outlined with Metro under the CET grant program does not include additional funds for analysis of additional land use alternatives. The City of Wilsonville has, and will continue to, invest staff time into the process.

FINANCIAL REVIEW / COMMENTS:

n/a

LEGAL REVIEW / COMMENT:

n/a

COMMUNITY INVOLVEMENT PROCESS:

The project includes participation from affected residents, businesses, and property owners. Two open houses were held to engage and inform the public about the project. Additionally, the website is updated to reflect the most recent work and staff sends out monthly updates to an interested parties list and property owners via email and U.S. postal mail. Please refer to Attachment 3 for a complete list of all public outreach conducted for the Plan.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

The Basalt Creek area is important for the long-term growth of Tualatin, Wilsonville, and the Metro region. Conducting a thorough and thoughtful planning process will identify and resolve each city's vision for the area and potential impacts on the community. The Basalt Creek area presents an opportunity to integrate jobs and housing, develop efficient transportation and utility systems, create an attractive residential and business community, incorporate natural resource areas, and provide recreational opportunities as community amenities and assets.

ALTERNATIVES:

The Plan has been through many revisions. The Planning Commission may provide recommendations and modifications to the Concept Plan. However, given the nature of this project, and due to the fact that both Cities need to adopt the same concept plan, modifications would need to be coordinated with City of Tualatin staff.

CITY MANAGER COMMENT:

n/a

ATTACHMENTS:

1. Basalt Creek Concept Plan and Technical Appendices ([Link to Document](#)) dated July 2, 2018
2. Concept Plan Findings Report
3. Public Meeting Index Record ([Link to Document](#))
4. Joint City Council Meeting Packets And Minutes ([Link to Document](#))
5. Wilsonville Planning Commission and City Council Meeting Minutes Excerpts ([Link to Document](#))
6. Metro Resolution 18-4885 and Meeting Packet ([Link to Document](#))
7. Citizen Input – testimony prior to public hearings ([Link to Document](#))
8. Basalt Creek Open House Summaries ([Link to Document](#))
9. Boones Ferry Messenger Communications ([Link to Document](#))
10. Mailed / Emailed Updates To Interested Parties ([Link to Document](#))
11. Basalt Creek Concept Plan Planning Commission Record Index ([Link to Document](#))